081.0	0003	0012.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 520,100 / 520,100
					USE VALUE: 520,100 / 520,100
					ASSESSED: 520,100 / 520,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
409		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MI XIAO PENG
Owner 2:	
Owner 3:	
Street 1:	409 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURTON JOSEPHINE -
Owner 2:	-
Street 1:	409 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,375 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1609 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7375.000	156,500		363,600	520,100
Total Card	0.169	156,500		363,600	520,100
Total Parcel	0.169	156,500		363,600	520,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.20 | /Parcel: 323.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50312
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!6573!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	156,500	0	7,375.	363,600	520,100	520,100	Year End Roll	12/18/2019
2019	101	FV	142,900	0	7,375.	368,800	511,700	511,700	Year End Roll	1/3/2019
2018	101	FV	142,900	0	7,375.	275,300	418,200	418,200	Year End Roll	12/20/2017
2017	101	FV	142,900	0	7,375.	249,300	392,200	392,200	Year End Roll	1/3/2017
2016	101	FV	142,900	0	7,375.	238,900	381,800	381,800	Year End	1/4/2016
2015	101	FV	142,300	0	7,375.	202,600	344,900	344,900	Year End Roll	12/11/2014
2014	101	AB	142,300	0	7,375.	192,200	334,500	334,500		3/11/2014
2014	101	FV	151,700	0	7,375.	213,500	365,200	365,200	Year End Roll	12/16/2013

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6573

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURTON JOSEPHIN	59635-226		7/30/2012		310,000	No	No		
BURTON JOSEPHIN	49996-278		8/24/2007	Family	1	No	No		
BURTON JAMES	30048-570		4/14/1999	Family		No	No		
	14300-73		5/1/1981		69,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

PRINT

Date	Time
12/10/20	21:19:53

LAST REV

Date	Time
04/30/19	14:49:54
apro	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Inspected	PH	Patrick H
10/12/2018	MEAS&NOTICE	CC	Chris C
2/2/2014	Meas/Inspect	PC	PHIL C
10/26/2000	Inspected	189	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7375		Sq. Ft.	Site		0	70.	0.70	5			Med. Tr	-10	Topo	-10			363,588						363,600	

Total AC/HA: 0.16931 | Total SF/SM: 7375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 363,588 | Spl Credit | Total: 363,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:	A - Access	10.	%
Economic:			%
Special:			%
Override:			%
	Total:	42.04	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj $ / SQ:	125.672
Other Features:	105500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269998
Depreciation:	113507
Depreciated Total:	156491

COMMENTS

646-8338 Funcrtional obsolesence due to stairs.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

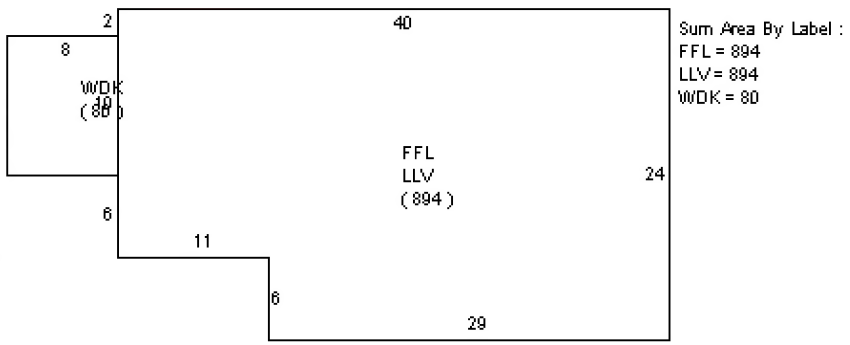
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	5	2	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	894	125.670	112,351
LLV	Lower Level	894	90.480	80,893
WDK	Deck	80	15.680	1,254

Net Sketched Area:	1,868			Total:	194,498
Size Ad	894	Gross Are	1868	FinArea	1609

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	113.11
Special Features:	0	Val/Su Net:	83.78
Final Total:	156500	Val/Su SzAd	175.06

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	